



**Zoning & Platting Commission  
March 19, 2013 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

**AGENDA**

Betty Baker – Chair  
Cynthia Banks – Secretary  
Sean Compton  
Rahm McDaniel

Jason Meeker – Assist. Secretary  
Gabriel Rojas - Parliamentarian  
Patricia Seeger – Vice-Chair

**EXECUTIVE SESSION (No public discussion)**

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from March 5, 2013.

## C. PUBLIC HEARINGS

- 1. Rezoning: C14-2013-0009 - Prosperity Business Park**  
Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-CO to CS-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 2. Restrictive Covenant Termination: C14-99-0132(RCT) - Prosperity Business Park**  
Location: 9101-9201 South IH 35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: NL Land Holdings, Ltd. (John Lewis)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: To terminate the Restrictive Covenant  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department
  
- 3. Site Plan Conditional Use Permit: SPC-2012-0326C - Austin Transition Center**  
Location: 3160 East SH 71, Colorado River Watershed  
Owner/Applicant: Avalon Correctional Services, Inc. (Brian Costella)  
Agent: Shaw Hamilton Consultants  
Request: Approval of a CUP for a Transition Center in P-Public Zoning  
Staff Rec.: **Recommended**  
Staff: Lynda Courtney, (512) 974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov);  
Planning and Development Review Department

4. **Site Plan - Variance only:** **SP-2012-0175D - Steiner Ranch MU-11**  
 Location: 4200 Steiner Ranch Blvd., Bear Creek West Watershed  
 Owner/Applicant: TWC/Steiner Ranch (Michael Slack)  
 Agent: Hanrahan-Pritchard Eng. (Stephen Jamison)  
 Request: The applicant has requested variances from LDC 25-8-341 to allow cut up to a maximum of 16 feet and LDC 25-8-342 to allow fill up to a maximum of 14 feet for construction of 55 townhomes.  
 Staff Rec.: **Not Recommended**  
 Staff: Nikki Hoelter, (512) 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov);  
 Brad Jackson, 974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov);  
 Planning and Development Review Department – Land Use Review
5. **Final Plat w/Preliminary:** **C8-85-086.02.7A - Springfield Section 7**  
 Location: McKinney Falls Parkway, Cottonmouth Creek, Marble Creek, Onion Creek Watersheds  
 Owner/Applicant: RKS Texas Investments, LP (Rick Sheldon)  
 Agent: Pape-Dawson Engineering (Dustin Goss)  
 Request: Approval of Springfield Section 7 composed of 108 lots on 32.76 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
6. **Final Plat w/Preliminary:** **C8J-2010-0058.2A - Pearson Ranch Section Two Final Plat**  
 Location: 14806 North FM 620 Road, South Brushy Creek, Lake Creek Watersheds  
 Owner/Applicant: Dale Ray England  
 Agent: Cunningham, Coneway & Allen  
 Request: Approval of Pearson Ranch Section Two Final Plat composed of one lot on 89.968 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
7. **Final Plat w/Preliminary:** **C8-2009-0026.5A - Avery Ranch Far West Phase Three Section Five**  
 Location: Avery Ranch Boulevard, South Brushy Creek Watershed  
 Owner/Applicant: Continental Homes of Texas (Tom Moody)  
 Agent: Randall Jones & Associates Engineering (Keith Collins)  
 Request: The approval of the Avery Ranch Far West Phase Three Section Five composed of 33 lots on 15.49 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 8. Preliminary Plan: C8-2013-0032 - Retreat at Tech Ridge**  
 Location: 12422 Dessau Road, Harris Branch, Walnut Creek Watersheds  
 Owner/Applicant: Oertli Family Partnership (Robin Elaine Oertli Heine, Brenda Lee Oertli, Joy Lyn Offield, Linda Oertli)  
 Agent: KB Homes Lone Star, LP (John Zinsmeyer)  
 Request: Approval of the Retreat at Tech Ridge composed of 461 lots on 68.61 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 9. Final Plat w/Replat: C8-2013-0037.0A - Crossing at Lakeline Phase 1; Replat of the replat**  
 Location: 11001 Lakeline Boulevard, Lime Creek Watershed  
 Owner/Applicant: SV-ONA Lakeline Land, LP (Steve Freche)  
 Agent: Big Red Dog Engineering (Eliot Davenport)  
 Request: Approval of the Crossing at Lakeline Phase 1; Replat of the replat composed of one lot on 12.06 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 10. Final Plat: C8J-2013-0029.0A - Reserve at Lynnbrook (A Small Lot Subdivision), Block A, Lots 1 & 34**  
 Location: Lynnbrook Drive, Slaughter Creek Watershed  
 Owner/Applicant: Chris Blackburn  
 Agent: Texas Engineering Solutions (Stephen Delgado)  
 Request: Approval of the Reserve at Lynnbrook (A Small Lot Subdivision) Block A, Lots 1 & 34 composed of 2 lots on 0.244 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final Plat w/Preliminary: C8-92-0064.2A - Barton Creek Section N West William Cannon Right-of-Way**  
 Location: 7416 West William Cannon Drive, Barton Creek Watershed-Barton Springs Zone  
 Owner/Applicant: David Ruehlman  
 Agent: Murfee Engineering Co. (Ronee Gilbert)  
 Request: Approval of the Barton Creek Section N West William Cannon Right-of-Way composed of 0 lots on 6.387 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 12. Final Plat w/Preliminary:** **C8J-2012-0095.1A - The Hills of Shady Hollow Section One**  
Location: 2101 West FM 1626 Road, Bear Creek, Little Bear Creek Watershed  
Owner/Applicant: Johnson 2012, L.L.C. (Garrett Martin)  
Agent: Hanrahan Pritchard Engineering (Lawrence M. Hanrahan)  
Request: Approval of The Hills of Shady Hollow Section One composed of 82 lots on 26 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 13. Final Plat w/Preliminary:** **C8J-05-0236.01.2A - Cantarra IIB-1**  
Location: Gregg Lane, Gilleland Creek Watershed  
Owner/Applicant: Cantarra Ventures Ltd. by Intermandeco GP, LLC (Brett Corwin)  
Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)  
Request: Approval of the Cantarra IIB-1 composed of 31 lots on 6.2 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 14. Final Plat; Previously Unplatted:** **C8J-2013-0027.0A - Stan Schmer Subdivision**  
Location: 11200 North FM 620 Road, Bull Creek, Lake Travis Watershed  
Owner/Applicant: Robinson Investment (Blake Robinson)  
Agent: J. Valera Engineering (Juan Valera)  
Request: Approval of the Stan Schmer Subdivision composed of 3 lots on 7.89 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 15. Final Plat; Previously Unplatted:** **C8J-2013-0031.0A - J & K Park Addition**  
Location: 1300 Mount Larson Road, Bee Creek Watershed  
Owner/Applicant: John & Kayla Park  
Agent: Perales Engineering LLC (Jerry Perales)  
Request: Approval of the J & K Park Addition composed of 2 lots on 1.24 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**16. Final Plat-Resubdivision: C8-2013-0025.0A - Austin Korean Presbyterian Church Subdivision**  
Location: 12311 Natures Bend, Walnut Creek Watershed  
Owner/Applicant: Austin Korean Presbyterian Church (Roy Kim)  
Agent: ADR Designs LLC (Anil Ram)  
Request: Approval of the Austin Korean Presbyterian Church Subdivision composed of one lot on 26.851 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

**17. Final Plat: C8J-2013-0030.0A - Reese Subdivision**  
Location: 10130 Weir Loop Circle, Slaughter Creek Watershed  
Owner/Applicant: Reese Vern Andrew & Robin (Andy Reese)  
Agent: Frie Planning, Development & Construction (Ross Frie)  
Request: Approval of the Reese Subdivision composed of 4 lots on 5.24 acres  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department

#### **D. NEW BUSINESS**

#### **E. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.